

CHAPTER 15 EXTERIOR INSULATION AND FINISH SYSTEMS

SIFC-1501.0 GENERAL

- 1501.1** **Scope:** The requirements of this chapter and BNBC Section 1705.13 shall apply when construction includes exterior insulation and finish systems (EIFS) elements as listed in Section SIFC-302.8 of this Special Inspections Document.
- 1501.2** **EIFS Fabrication:** Fabricators of EIFS prefabricated panels and elements shall be subject to special inspections as required by Section SIFC-1504.0. Prefabricated EIFS panels and elements shall be subject to special inspections during fabrication as required by Section SIFC-1505.0.
- 1501.3** **EIFS Erection and Application:** All EIFS elements shall be subject to special inspections during erection and application as required by Section SIFC-1505.0.

SIFC-1502.0 CONSTRUCTION DOCUMENTS

- 1502.1** **Review and Approval:** The *construction documents* required to be submitted to the Building Plan Review Branch, DEM for review and approval prior to permit issuance shall include EIFS information and details as required by Section SIFC-1502.2. After County review and approval, the Building Plan Review Branch will retain one set and return two sets of *County-approved construction documents* for use on the job site.
- 1502.2** **Preparation of Construction Documents:** *Construction documents* for the EIFS, including the related design calculations, shall be prepared, signed and sealed by a **Registered Design Professional**. The *construction documents* shall include, but not be limited to, the following information and details:
- Copy of EIFS research report.
 - Design wind pressure on the EIFS and related calculations.
 - Waterproofing and drainage provisions including weepholes and any limitations on EIFS or building materials, especially substrate and building framing, for prevention of moisture infiltration to building sheathing or framing.
 - EIFS material types and thicknesses, including flame spread and smoke development ratings.
 - Details consistent with intent of the research report and manufacturer's instructions for method of installation at all openings, corners and panel terminations.
 - Location and configuration of control joints, weepholes and flashing.
 - Typical cross-sectional configuration showing all components of the wall. All

building sheathing and framing materials in contact with the EIFS shall be dampproofed in accordance with BNBC 1813.0. Wood shall also be naturally durable or preservative-treated in accordance with BNBC 2311.0.

- Typical wall configuration showing details of system penetrations.
- System installation criteria, including ambient temperature limitations.

SIFC-1503.0 FABRICATION AND ERECTION DOCUMENTS

1503.1 Review and Approval: The **General Contractor (GC)** shall submit two sets of EIFS *fabrication and erection documents* to **FCCSS** for review and approval prior to EIFS elements' fabrication, erection or application, as appropriate. The **AR** and the **SER** shall review and approve the *fabrication and erection documents* for compliance with the architectural and structural design of the building and the *County-approved construction documents* prior to submission to **FCCSS**. After County review and approval, **FCCSS** will return one set of *County-approved fabrication and erection documents* for use on the job site.

1503.2 Preparation of Fabrication and Erection Documents: The **Registered Design Professional** responsible for preparation of the EIFS *construction documents* shall also prepare, sign and seal the EIFS *fabrication and erection documents*. Information shall include, but not be limited to:

- Reference to research report number and identification of EIFS manufacturer.
- For prefabricated panels or elements, complete fabrication and erection details, including element fabrication, storage and transportation, rigging requirements and erection bracing.
- EIFS manufacturer installation and application instructions.
- Layout and details for application of insulation boards.
- Details for control joints, flashing, weepholes, sealants and caulking.
- System installation criteria, including ambient temperature limitations.
- Criteria and timing for special inspections during construction.

SIFC-1504.0 INSPECTION OF EIFS FABRICATORS

Where fabrication of EIFS panels or elements is being performed off-site on the premises of a fabricator's shop, the **SIER** shall verify that the EIFS plant has a documented and implemented Quality Control Program and shall notify **FCCSS** in writing of his/her findings. The **SIER** may inspect the EIFS plant at appropriate intervals to verify that materials, methods, products, and quality control comply with project specifications and *County-approved documents*.

SIFC-1505.0 INSPECTION OF EIFS ELEMENTS

County-approved documents shall be used by the **Special Inspections Engineer of Record (SIER)** to conduct special inspections during construction. EIFS installation shall be performed by trained

applicators. The **SIER** shall perform special inspections of EIFS building elements as required by the VUSBC and BNBC Section 1705.13 during erection for conformance with *County-approved documents*, including the information required by Sections SIFC-1502.2 and 1503.2.

SIFC-1506.0 COMPLETION OF EIFS CONSTRUCTION

Upon completion of EIFS construction, the **SIER** shall, after review and approval by the **AR** and **SER**, submit a *Completion Letter* to **FCCSS** and shall indicate the date of completion on the *Final Report of Special Inspections*.

